

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 21, 2009**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SDR-31749 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FOREST CITY COMMERCIAL DEVELOPMENT - OWNER: LIVEWORK, LLC; FC VEGAS 20, LLC; AND FC VEGAS 39, LLC - Request for a Site Development Plan Review FOR A 303,085 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS, BUILD-TO LINE REQUIREMENTS, AND AERIAL ENCROACHMENT LIMITATION on 4.2 acres at the northwest corner of South 1st Street and Clark Avenue (APNs 139-34-210-007 through 013, and 139-34-210-019 through 023), C-2 (General Commercial) Zone and C-M (Commercial/Industrial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted at Meeting - Protest Letter by Juanita Clark for Charleston Neighborhood Preservation
7. Submitted after Meeting –Recordation Notices of City Council Action and Conditions of Approval

Motion made by GARY REESE to Approve subject to conditions and amending Conditions 8, 15 and 16 as read for the record:

8. Any ramps or stairs necessary to address differences in height between the finished grade of the public sidewalk and finished floor elevation of the building shall be accommodated on-site and shall not encroach into the public right-of-way. A single stair and/or ramp on the First Street and Main Street side may be considered by Planning and Development and Public Works if there is a physical impediment fully complying with this requirement.

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15. Reflective glazing at the pedestrian level for the retail space at the southeast corner of the building and the entry to the building would be prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 34% (as defined by the National Institute of Standards and Technology).

16. All mechanical equipment, utility appurtenances, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of the Downtown Centennial Plan and all other applicable regulations. Service areas shall be screened from pedestrian or street view. Above-ground utility appurtenances shall not be located within amenity zones, sidewalk areas or pedestrian easements subject to the approval of the Planning and Development Department, so that options that may be proposed may be considered by Planning and Development where there are physical impediments to meeting the straight Code requirements.

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2
STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-DAVID W. STEINMAN); (Did Not Vote-None); (Excused-RICKI Y. BARLOW, LOIS TARKANIAN)

NOTE: Under Item 66, COUNCILMAN STEINMAN disclosed that, as a Planning Commissioner, he had voted on 90 percent of the items on this agenda; therefore, he would abstain on each of those items on the advice of Counsel.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEYS TABITHA FIDDYMENT and CHRIS KAEMPFER, 3800 Howard Hughes Parkway, SAM DUNNAM, 3471 West Oquendo Road, of Poggemeyer Engineers and MICHAEL CROWE of JMA Architects, appeared on behalf of the property owner. ATTORNEY FIDDYMENT explained that the request for a Site Development Plan Review (SDR) is for an office building situated on a four-acre block. This site will be the location of the new City Hall and will also include office, civic, public, retail and restaurant uses.

ATTORNEY FIDDYMENT displayed the site plan showing the locations of each proposed development. She explained that the new City Hall, as well as the Regional Transportation Commission (RTC) facility, will be the anchoring components of the entire development.

MR. DUNNAM reviewed the conditions of approval, and specifically clarified Conditions 8 and 15. With regard to Condition 16, MARGO WHEELER, Director of the Planning and Development Department, crafted the amendment, to which MR. DUNNAM concurred.

MR. DUNNAM confirmed with BART ANDERSON, Public Works Department, that the intent of Condition 24 is to limit removal of substandard improvements to the centerline of the street.

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ATTORNEY KAEMPFER reviewed the important factors of the \$4 billion development. He explained that without the City Hall project, Parcel P/Q, the LiveWork development and CM Lady Luck undertakings would all be jeopardized. Agreeing, MAYOR GOODMAN added that it would include the present City Hall and the additional 12 acres across Las Vegas Boulevard. ATTORNEY KAEMPFER emphasized that the impact these projects would have on surrounding properties would be astounding. He alluded to tax revenues, job creation, reduction in energy costs, utility cost savings and decrease in emissions.

STAN WASHINGTON, 4299 Lucas Street, commended SCOTT ADAMS, Director of the Office of Business Development, and his staff for the excellent way they perform their jobs. MR. WASHINGTON agreed with the proposed LiveWork development, especially as it relates to the creation of new and permanent jobs. He recalled that with the development of the World Market Center, the prospect of creating thousands of jobs appeared promising; however, it resulted in a shortfall. MR. WASHINGTON, not wanting history to repeat itself, stressed the importance of providing equal employment opportunities to the citizens who reside in Ward 5.

Not realizing that the City Hall undertaking is a redevelopment project, MR. WASHINGTON asked MR. ADAMS for clarification regarding an employment plan. MR. ADAMS explained that under the Master Development Agreement, the Redevelopment Agency will be involved with the four-block redevelopment and there will be an employment plan set forth. MAYOR GOODMAN assured MR. WASHINGTON that he would discuss the matter with the principals from Forest City and LiveWork.

JUANITA CLARK, Charleston Neighborhood Preservation, questioned why the new City Hall was never mentioned in the Site Development Review and why Item 41 on the morning 1/21/2009 Consent Agenda was not pulled for discussion as she had requested. She also questioned the City's process for selecting developers and asked whether the developers were associated with each other.

Assisted by MR. ADAMS and DEPUTY CITY MANAGER BETSY FRETWELL, MAYOR GOODMAN replied to each of the queries. With regard to the selection process, MR. ADAMS acknowledged that it was the City who approached the LiveWork Las Vegas Development as they were willing to accept a land exchange which meant that the City did not have to come up with any cash. As a result, the partnership between the City of Las Vegas, LiveWork, LLC and Forest City was established. MAYOR GOODMAN replied that there is a connection between both developers as the project is a joint venture.

MS. CLARK also questioned the diversion of approximately \$1 million dollars in allocated funds for the Garside Junior High pool. DEPUTY CITY MANAGER FRETWELL explained that the funding was part of the Capital Improvements Projects (CIP) Program and was set aside to fund the Stabilization Fund and has no relevance to the subject project.

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MAYOR GOODMAN asked MS. CLARK to take note that a public hearing regarding financing for the new City Hall would be held on 2/18/2009 at 9:00 a.m. He invited everyone to attend who might wish to speak.

MAYOR GOODMAN declared the Public Hearing closed.

